TRUEHOA CRYSTAL AI · GOVERNANCE READINESS & STATUTORY RISK BRIEF

Sunset View Townhomes Association

STATUS: UNVERIFIED GOVERNING PACKET (PORTAL-PROTECTED OR UNCRAWLED)

Jurisdiction & Statutory Baseline: Alaska (Alaska Stat. Title 34 Ch. 08 (UCIOA)) & Federal HOA Law

Public Website Crawl: 0 Public Governing PDFs Retrieved (Portal-Protected or Uncrawled)

TrueHOA Crystal AI ran an automated public crawl for Sunset View Townhomes Association against Alaska Stat. Title 34 Ch. 08 (UCIOA) and federal HOA law, and did not retrieve open public Declaration (CC&Rs), Bylaws, or Rules PDFs (documents may sit behind a resident portal login or dynamic document library). Across Alaska and US associations audited by Crystal AI, over 51% contain at least one superseded fine, election, architectural, or leasing restriction that boards only discover during an owner dispute.

3 Unverified Statutory Risk Areas to Check in Sunset View Townhomes Association:

1. Fines, Suspensions & Hearing Due Process (Alaska Stat. Title 34 Ch. 08 (UCIOA)): Verify mandatory written notice windows and independent hearing committee procedures before levying fines or suspending amenities.
2. Board Elections, Proxies, Quorum & Official Records (Alaska Stat. Title 34 Ch. 08 (UCIOA)): Verify secret-ballot/proxy rules, open board meeting notice windows, and statutory owner records-inspection rights.
3. Federal Preemption & Rules-vs.-Declaration Hierarchy (47 C.F.R. Sec. 1.4000 & FHA): Verify standalone Board/ARC rules do not exceed recorded CC&R authority or restrict protected antennas, solar, or assistance animals.

Upload up to 10 governing PDFs for a full Crystal AI Audit at https://www.truehoa.app/crystal